



City of Montebello Successor Agency

Memorandum

TO: Honorable Chair and Members of the Montebello Oversight Board

FROM: Michael A. Huntley, Staff to the Montebello Oversight Board

RE: Study Session - Review of Successor Agency Property Assets

DATE: March 6, 2013

The purpose of this Study Session is to provide the Oversight Board with a list of all of the real property assets controlled by the Montebello Successor Agency. As the Oversight Board is aware, the Successor Agency has begun the preparation of the Long Range Property Management Plan. Pursuant to AB1484, Successor Agencies can prepare a Long Range Property Management Plan for the disposition of any real property assets controlled by the Successor Agency. It is staff's intention to provide a general discussion of each of the assets so that the Oversight Board is more informed as to the acquisition history and objective of the acquisition. Attached to this memorandum is a list of properties controlled by the Successor Agency accompanied by aerial photos and assessor parcel maps for each property asset.

Agenda Item No. 6

City of Montebello: Former Redevelopment Agency Asset Matrix **DRAFT**

#	Property	APN	Zoning	Parcel Size	Land Use Description	Purchase Date	Funding Source	Purpose			Comments
								Public Purpose	Economic Development	Housing	
1	1600 West Beverly Boulevard	5294-014-903	R-A (Residential Agricultural)	7.6 Acres	City Hall	5/22/1973	Tax Increment / Public	X			
2	West Victoria Avenue	5294-014-900	R-A (Residential Agricultural)	6.3 Acres	Acuna Park	2/2/1961	Tax Increment / Public	X			
3	737 North Montebello Boulevard	5293-013-901	R-1 (Single-Family Residential)	3.6 Acres	Taylor Ranch / Public Park	4/20/1972	Tax Increment / Public	X			Taylor Ranch Purchased 1972. Northern part has been a park since. Southern part as park and ride. Middle of site - 2007 bonds issued for community center (grading, remediation done pad needed to be recertified but building was misdesigned and never built). Proceeds of \$4 million never used so is it State's or City's \$?
4	North Montebello Boulevard	5293-001-900	C-2-PD (General Commercial - Planned Development)	2.1 Acres	City Tower	5/16/1984	Tax Increment / Public	X			City underground water reservoir and communication tower for police and fire / public safety
5	1345 North Montebello Boulevard	5293-001-022	C-2-PD (General Commercial - Planned Development)	9.7 Acres	137,688 SF Commercial Building with Parking Lot (Costco)	1989	Tax Increment / Liquidation		X		Costco - Economic development strategy (e.g. Costco option to purchase)
6	1345 North Montebello Boulevard	5293-001-023	C-2-PD (General Commercial - Planned Development)	7 Acres	Parking Lot	1989	Tax Increment / Liquidation		X		Costco - Economic development strategy (e.g. Costco option to purchase)
7	North Montebello Boulevard	5293-001-903	C-2-PD (General Commercial - Planned Development)	270 SF	Vacant Lot Adjacent to 60 Freeway	1989	Tax Increment / Liquidation		X		Costco - Economic development strategy (e.g. Costco option to purchase)
8	North Montebello Boulevard	5293-001-904	C-2-PD (General Commercial - Planned Development)	6,060 SF	Vacant Lot Adjacent to 60 Freeway	1989	Tax Increment / Liquidation		X		Costco - Economic development strategy (e.g. Costco option to purchase)
9	310 West Whittier Boulevard (Part 1)	6346-022-900	C-2 (General Commercial)	40,550 SF	42,737 SF Commercial Building with Parking Lot (Chevrolet of Montebello)	4/17/2009	Tax Increment / Liquidation		X		Bonds on property that have to be paid down - issues - Need to further discuss
10	310 West Whittier Boulevard (Part 2)	6346-022-901	C-2 (General Commercial)	13,690 SF	Commercial Building with Parking Lot	4/17/2009	Tax Increment / Liquidation		X		Bonds on property that have to be paid down - issues - Need to further discuss
11	310 West Whittier Boulevard (Part 3)	6346-023-901	C-2 (General Commercial)	21,190 SF	Commercial Building with Parking Lot	4/17/2009	Tax Increment / Liquidation		X		Bonds on property that have to be paid down - issues - Need to further discuss
12	310 West Whittier Boulevard (Part 4)	6346-023-901	C-2 (General Commercial)	42,000 SF	Commercial Building with Parking Lot	4/17/2009	Tax Increment / Liquidation		X		Bonds on property that have to be paid down - issues - Need to further discuss
13	701 - 705 West Whittier Boulevard	6349-007-917	C-2 (General Commercial)	9,750 SF	4,099 SF Commercial Restaurant Building	12/24/2008	Tax Increment / Liquidation		X		Vacant restaurant - economic development / liquidate (old Jimmy's restaurant)
14	Union Street/Chapin Road	6354-030-901	M-2 (Heavy Industrial)	18,760 SF	Vacant Lot	4/22/1975	Tax Increment / Liquidation		X		Remnant parcel in Brownfield / landfill area - Liquidate to party to south or to party for parking

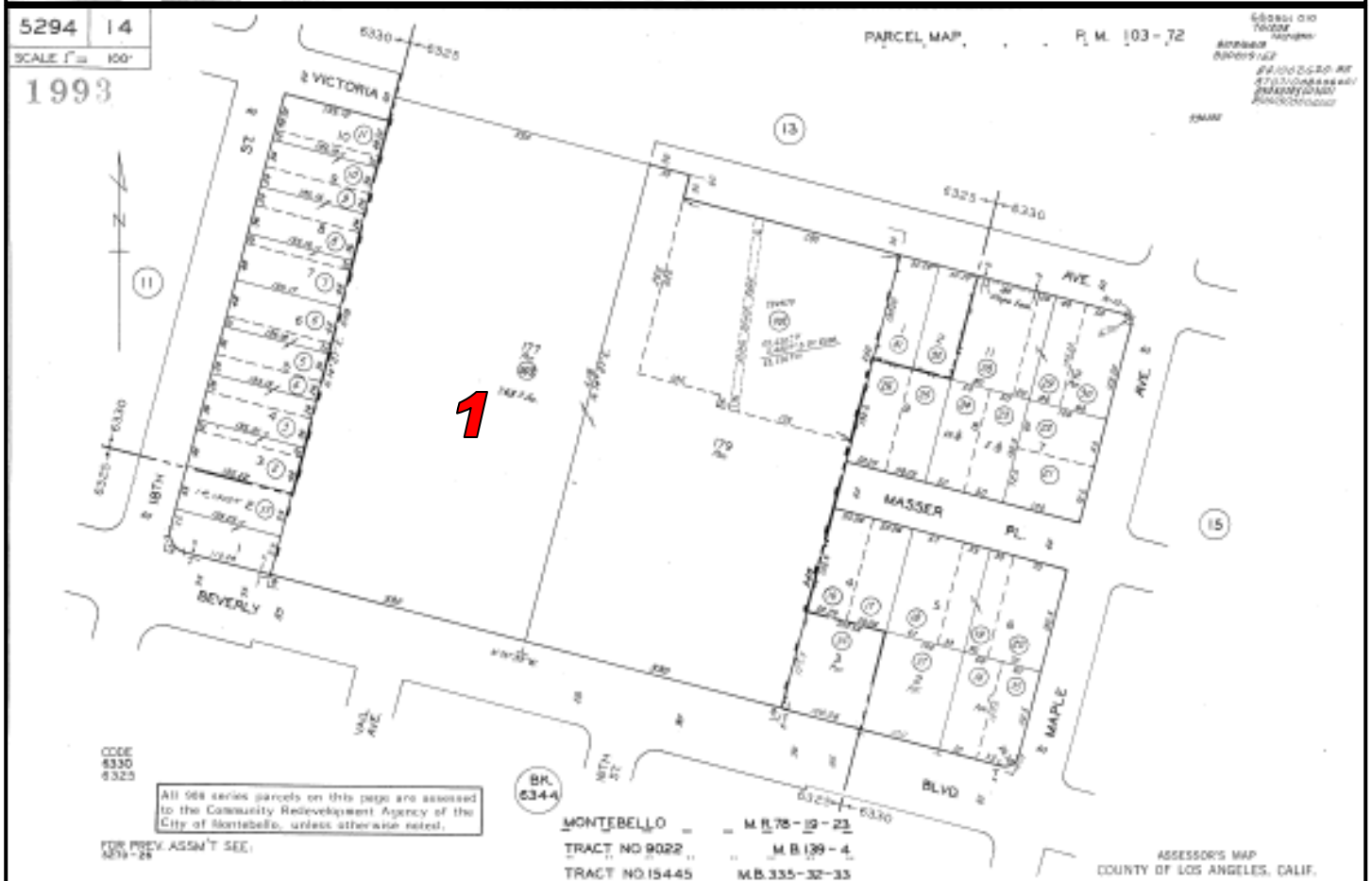
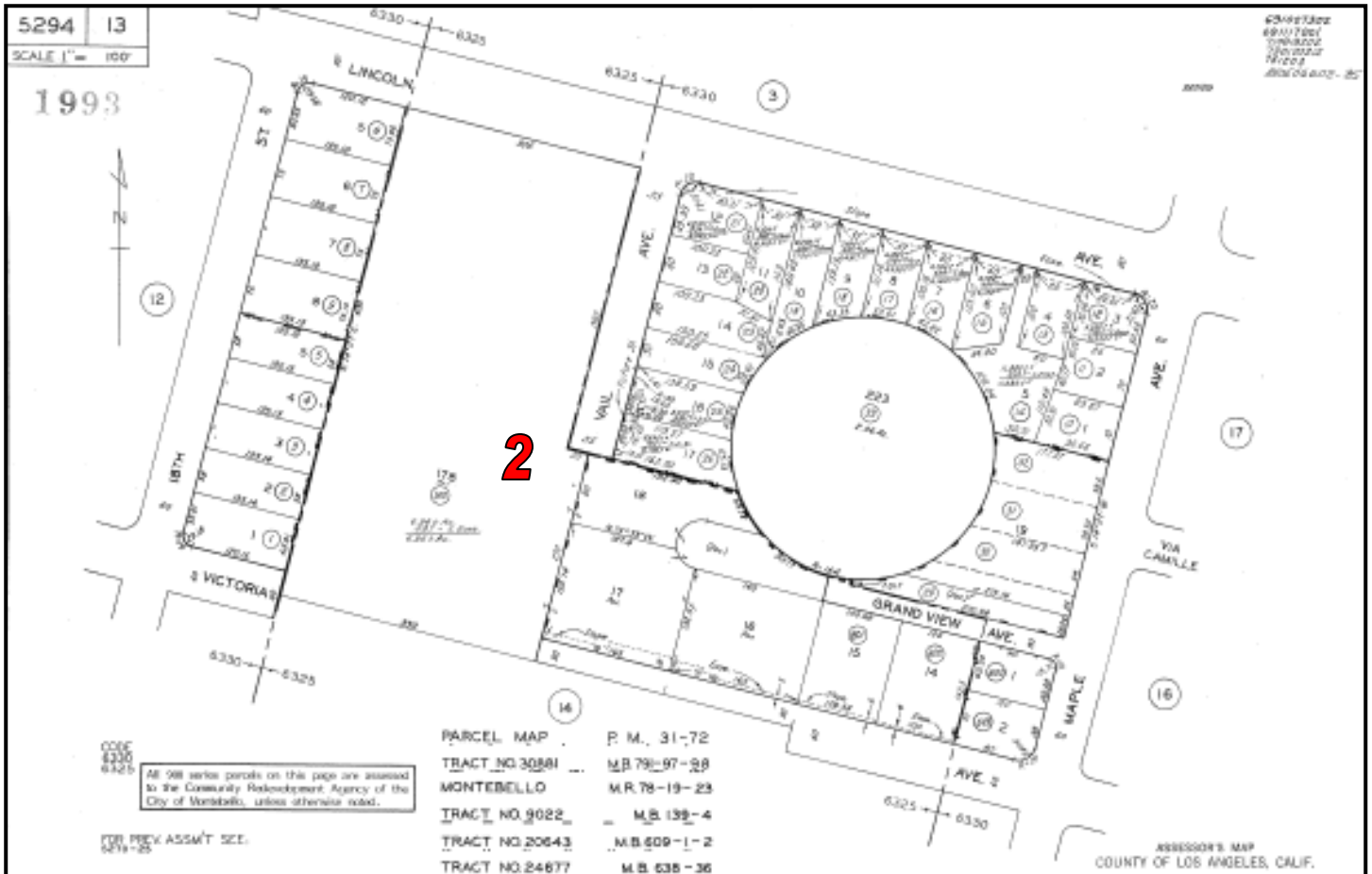


1. **1600 West Beverly Boulevard**
APN: 5294-014-903
Zone: R-A (Residential Agricultural)
Parcel Size: 7.6 Acres

Land Use Description: City Hall
Purchase Date: 5/22/1973
Funding Source: Tax Increment / Public

2. **No Address (West Victoria Avenue)**
APN: 5294-014-900
Zone: R-A (Residential Agricultural)
Parcel Size: 6.3 Acres

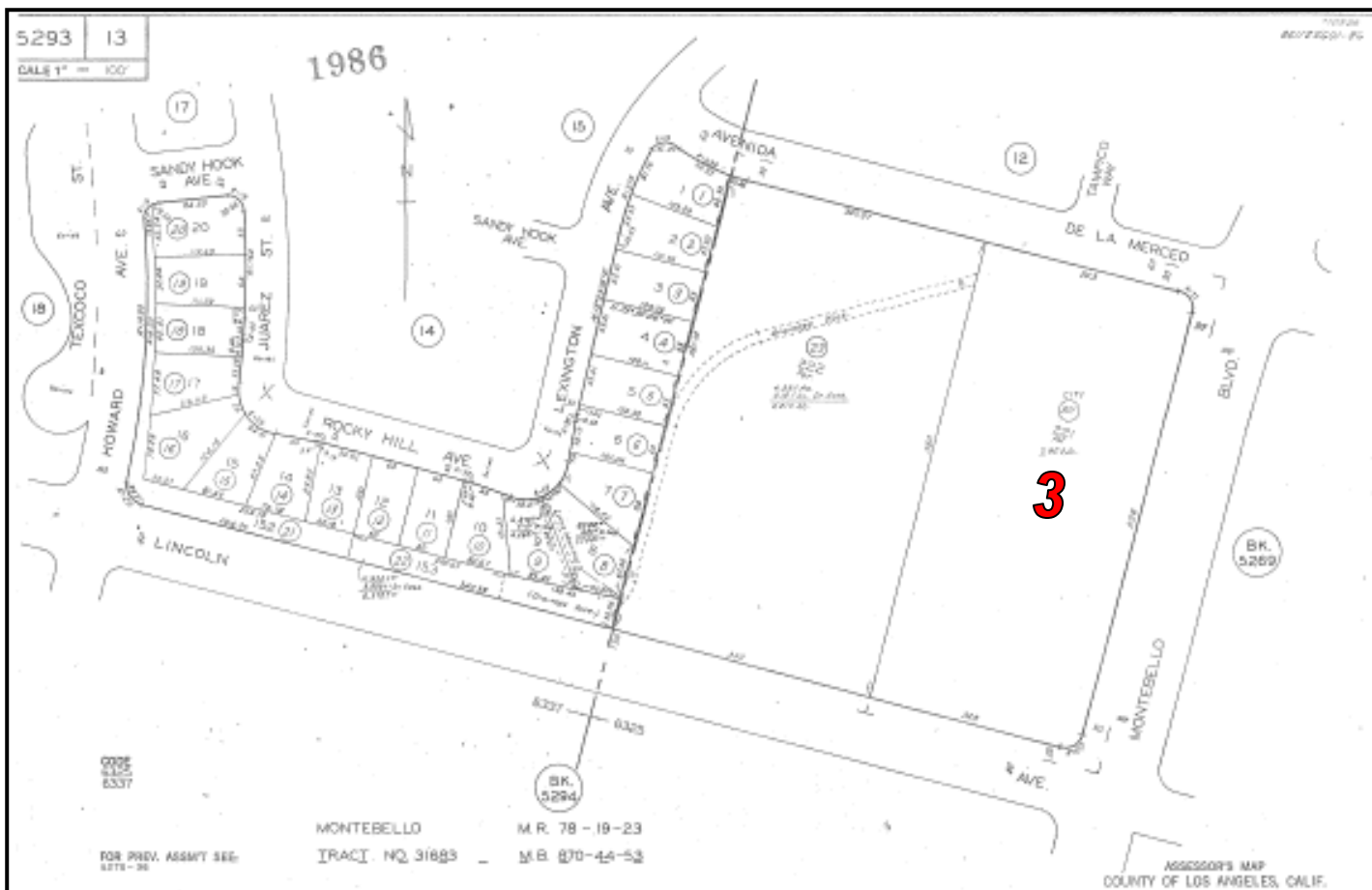
Land Use Description: Acuna Park
Purchase Date: 2/2/1961
Funding Source: Tax Increment / Public





- 3. 737 North Montebello Boulevard**
APN: 5293-013-901
Zone: R-1 (Single-Family Residential)
Parcel Size: 3.6 Acres

Land Use Description: Taylor Ranch / Public Park
Purchase Date: 4/20/1972
Funding Source: Tax Increment / Public



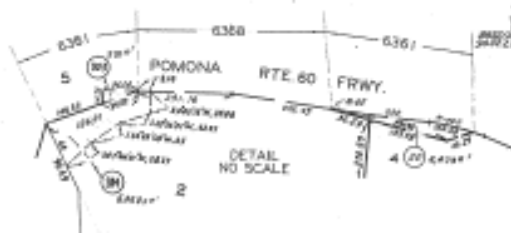


4. **No Address** (North Montebello Boulevard)
APN: 5293-001-900
Zone: C-2-PD
Parcel Size: 2.1 Acres

Land Use Description: City Tower
Purchase Date: 5/16/1984
Funding Source: Tax Increment / Public

SCALE 1" = 400'

1994



All 998 series parcels on this page are assessed to City of Montebello Redevelopment Agency, unless otherwise noted.

CODE
6367
K368
Q39.1

DOI: 10.1002/anie.200701242
 5211-1

PARCEL MAP	PM 232-34-35
PARCEL MAP	PM 52-67-69

ASSessor's sale
COUNTY OF LOS ANGELES, Calif.



5. **1345 North Montebello Boulevard**
APN: 5293-001-022
Zone: C-2-PD (General Commercial - Planned Development)
Parcel Size: 9.7 Acres

Land Use Description: 137,688 sq. ft. Commercial Building with Parking Lot (Costco)
Purchase Date: 1989
Funding Source: Tax Increment / Liquidation

6. **1345 North Montebello Boulevard**
APN: 5293-001-023
Zone: C-2-PD (General Commercial - Planned Development)

Parcel Size: 7 Acres
Land Use Description: Parking Lot
Purchase Date: 1989
Funding Source: Tax Increment / Liquidation

7. **No Address** (North Montebello Boulevard)
APN: 5293-001-903
Zone: C-2-PD (General Commercial - Planned Development)
Parcel Size: 270 Square Feet

Land Use Description: Vacant Lot Adjacent to 60 Freeway
Purchase Date: 1989
Funding Source: Tax Increment / Liquidation

8. **No Address** (North Montebello Boulevard)
APN: 5293-001-904
Zone: C-2-PD (General Commercial - Planned Development)
Parcel Size: 6,060 Square Feet

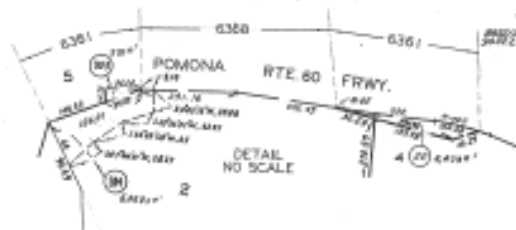
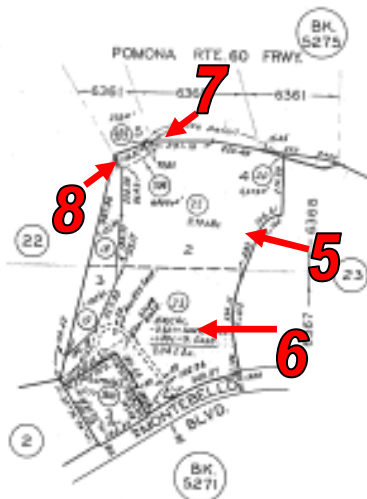
Land Use Description: Vacant Lot Adjacent to 60 Freeway
Purchase Date: 1989
Funding Source: Tax Increment / Liquidation

5293

1

SCALE 1" = 400'

1994



All 900 series parcels on this page are assessed to City of Montebello Redevelopment Agency, unless otherwise noted.

CODE

6367

6368

6369

202 PMM AGENT SEE

5211-1

PARCEL MAP - - - PM 232-34-35

PARCEL MAP - - - PM 52-67-69

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



9. 310 West Whittier Boulevard (Part 1)

APN: 6346-022-900

Zone: C-2 (General Commercial)

Parcel Size: 40,550 Square Feet

Land Use Description: 42,737 sq. ft. Commercial Building with Parking Lot (Chevrolet of Montebello)

Purchase Date: 4/17/2009

Funding Source: Tax Increment / Liquidation

10. 310 West Whittier Boulevard (Part 2)

APN: 6346-022-901

Zone: C-2 (General Commercial)

Parcel Size: 13,690 Square Feet

Land Use Description: Commercial Building with Parking Lot

Purchase Date: 4/17/2009

Funding Source: Tax Increment / Liquidation

11. 310 West Whittier Boulevard (Part 3)

APN: 6346-023-901

Zone: C-2 (General Commercial)

Parcel Size: 21,190 Square Feet

Land Use Description: Commercial Building with Parking Lot

Purchase Date: 4/17/2009

Funding Source: Tax Increment / Liquidation

12. 310 West Whittier Boulevard (Part 4)

APN: 6346-023-901

Zone: C-2 (General Commercial)

Parcel Size: 42,000 Square Feet

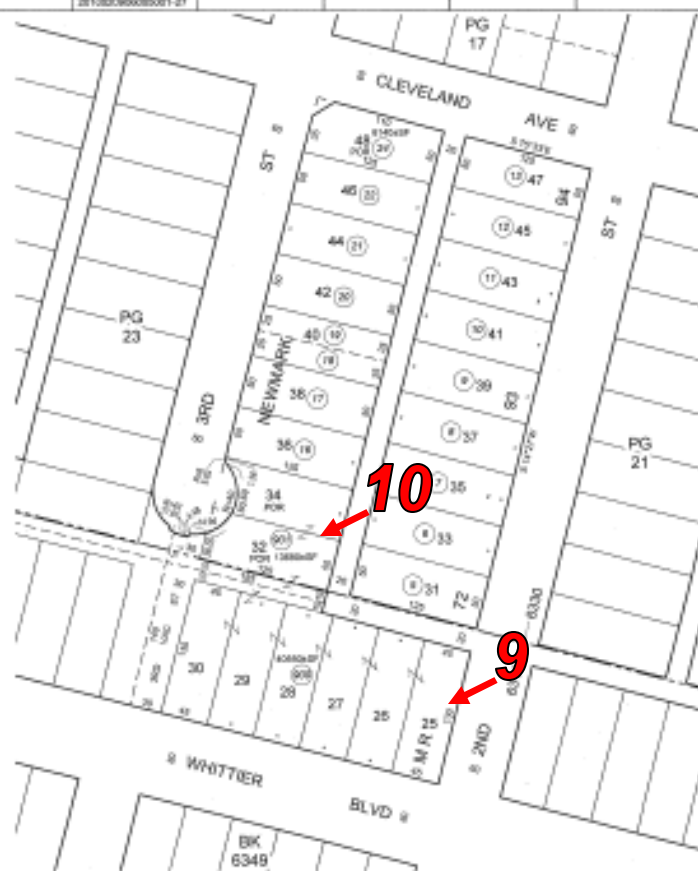
Land Use Description: Commercial Building with Parking Lot

Purchase Date: 4/17/2009

Funding Source: Tax Increment / Liquidation



2010



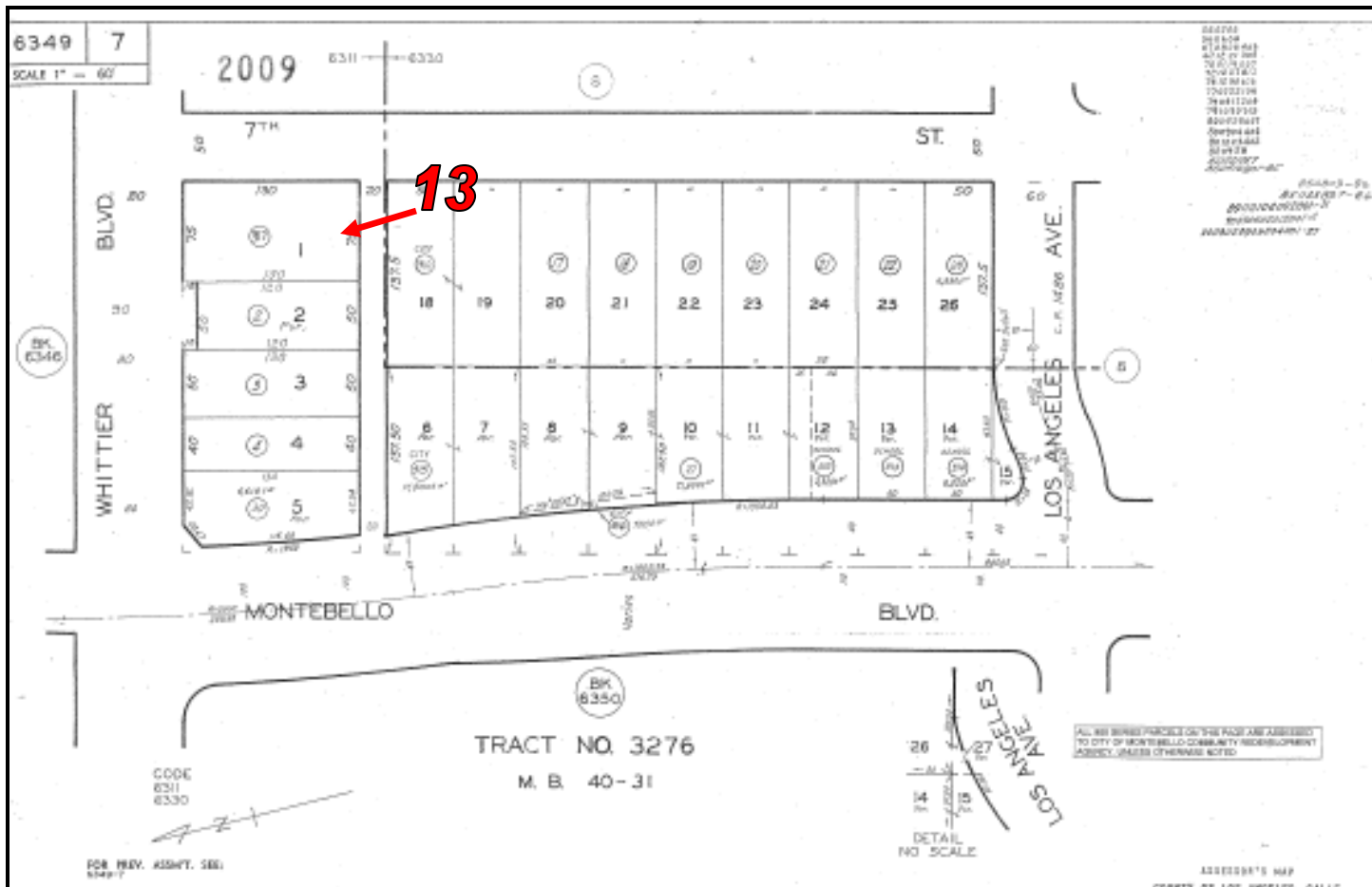
2010

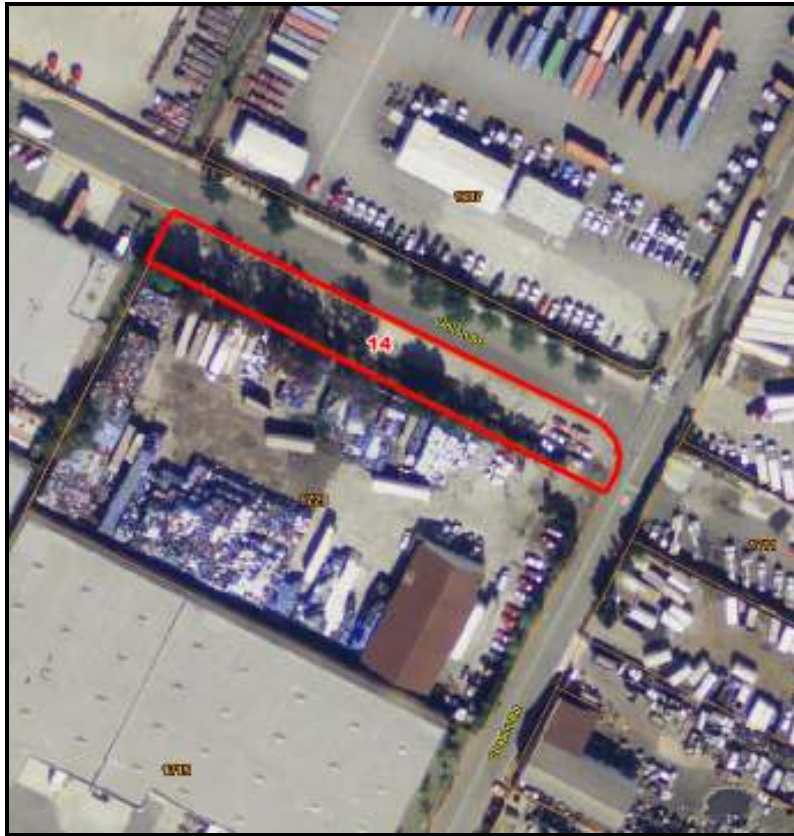




13. 701 - 705 West Whittier Boulevard
APN: 6349-007-917
Zone: C-2 (General Commercial)
Parcel Size: 9,750 Square Feet

Land Use Description: 4,099 sq. ft. Commercial
Restaurant Building
Purchase Date: 12/24/2008
Funding Source: Tax Increment / Liquidation





14. No Address (Union Street/Chapin Road)
APN: 6354-030-901
Zone: M-2 (Heavy Industrial)
Parcel Size: 18,760 Square Feet

Land Use Description: Vacant Lot
Purchase Date: 4/22/1975
Funding Source: Tax Increment / Liquidation

